### ZONING BOARD OF APPEALS APPLICATION

Project Name, If Applicable:30 FOREST - AD	DITION/ALTERATION PROJECT
Project Street Address: 30 FOREST LANE	
Section: 7.G Block: 4 Lot(s): 8	Zone: A
Applicant: ANDREW COLLINGHAM	
Address: 74 WESTMORELAND AVE	
City: WHITE PLAINS	State: NY Zip: 10606
Phone #:(888) 422-1422	Email: ACOLLINGHAM@DREWARCH.COM
Owner: NICK & JESSICA MARINO	
Address: 30 FOREST LANE	
City: BRONXVILLE	State: NY Zip: 10708
Phone #: 914-299-1896	Email: JMARINO813@GMAIL.COM
Application is for:	
An interpretation of the Zoning Law of	or a determination by the Superintendent of Buildings
X Area variance(s) 310-10D (2); 31	
Use Variance	List Sections
	List Sections
	List Sections

Description of the proposed project and nature of the interpretation, variance(s) and/or special permit being sought:

CONSTRUCT ONE STORY ADDITION IN REAR YARD INCLUDING NEW FAMILY ROOM, DEN, 1-CAR GARAGE W/ OFFICE ABOVE, AND MUDROOM. RELOCATE DRIVEWAY FROM REAR OF PROPERTY TO SIDE YARD AND REGRADE REAR YARD. CONSTRUCT NEW DECK AND WALKWAY IN REAR YARD. INSTALL STORMWATER MANAGEMENT SYSTEM IN REAR YARD.

CORNER LOT - 310-10 D (2) FRONT YARD SECONDARY FRONT (MIDDLE ROAD) REQUIRED 30'; EXISTING 20.4'; PROPOSED 10.25'; VARIANCE REQUIRED - 19.75'

BUILDING COVERAGE - 310-10 E REQUIRED 22.5% (3533SF); EXISTING 28.4% (4464SF); PROPOSED 33.6% (5269SF); VARIANCE REQUIRED 11.1% (1736SF)

DRIVEWAY CURB CUT - 310-22 D PARKING IN FRONT YARD - REQUIRED MAX. 16'; EXISTING CURB CUT 20' (TO BE REMOVED) PROPOSED CURB CUT IS 30'; VARIANCE REQ'D - 14'

When did present owner acquire title? OCTOBER 2019	Jack Dos Santos and Damian Chiulli
Was the title acquired by purchase: (Yes or No), If so from whom?	JACK DOS SANTOS & DAMIAN CHIULLI
Are you seeking a variance from the provisions of the ordinance?	Yes)or No )
If so, from which ordinance, from which provision thereof and to what	extent?
CORNER LOT - 310-10 D (2) FRONT YARD SECONDARY 30'; EXISTING 20.4'; PROPOSED 10.25'; VARIANCE REQU	,
BUILDING COVERAGE - 310-10 E REQUIRED 22.5% (353 PROPOSED 33.6% (5269SF); VARIANCE REQUIRED 11.1	
DRIVEWAY CURB CUT - 310-22 D PARKING IN FRONT Y CURB CUT 20' (TO BE REMOVED) PROPOSED CURB CU	•
If you are seeking a variance from the provisions of the ordinance, do y	you contend that the effect of the ordinance
on the property to which this appeal pertains is different from its effe	ect on other properties in the same zoning
district? (Yes or No ) If so, in what respect and w	what is the cause of the difference?
THE CURRENT FLOODING SITUATION IN THE REAR OF TO DERIVED FROM THE MUNICIPAL STORM SEWER BECOM RAINSTORM EVENTS. THE SEWER DRAIN AT THE END CONTROL OF ADJACENT TO THE SUBJECT PROPERTY'S DRIVEWAY ENTERS INTO THE PROPERTY WHEN THE SEWER DRAIN DRIVEWAY/GARAGE TO THE OTHER SIDE (MIDDLE RD) ADRIVEWAY ENTRANCE ALONG WITH OLD GARAGE/BASE ELIMINATE THE NUMBER OF ACCESS POINTS FOR WATER	MING INUNDATED DURING HEAVY OF ALDER LANE IS DIRECTLY INTRANCE WHICH INVITES FLOOD IN BACKS UP. BY RELOCATING THE AND BY SEALING UP THE OLD EMENT DOOR, WE ARE ABLE TO
Does the owner of the premises involved in this application own any co	
If so, in what respect and what is the cause of the difference?	
THE OWNERS OWN TWO CONTIGUOUS LOTS WITH RES	
7.G/4/8 IS THE LOT IN WHICH THE HOUSE IS SITUATED	UN AND 1.G/4/1 15 THE BACKYAKD.

Owners Signature: Mush Mari Date: 1/28/24

### **Zoning Compliance Analysis**

Property Address: 3	30 FOREST LANE
Zoning District: A	
Flood Zone: Yes:	No:_X_

ZONING STANDARD	REQUIRED	EXISTING	PROPOSED	STATUS
BUILDING USE	1-FAM	1-FAM	1-FAM	COMPLIES
LOT AREA	12,000 SF	15,705 SF	15,705 SF	COMPLIES
LOT WIDTH	80'	125'	125'	COMPLIES
LOT DEPTH	100'	208.5'	208.5'	COMPLIES
FRONT YARD	30'	30.1'	30.1'	COMPLIES
SIDE YARD #1	30'	20.2'	10.25'	VARIANCE
SIDE YARD #2	15'	10'	10.25'	COMPLIES
REAR YARD	30'	114'	82.6'	COMPLIES
HEIGHT (Feet & Stories)	30'/2.5	26'9'/2.5	26'9'/2.5	COMPLIES
BUILDING COVERAGE	22.5%	28.4%	33.6%	VARIANCE
USABLE OPEN SPACE	55%	58.4%	64.6%	COMPLIES
F.A.R.	.313	.23	.297	COMPLIES
PARKING	1	2	1	COMPLIES

All applications for additions to submit complete detailed finished grade and FAR calculations, and completed F.A.R. computation worksheet on reverse, submission to be stamped by the design professional of record.

Are any	y va	riance	es require	ed (or	were any	variances	approved	d by the 2	ZBA) t	that are	not li	sted or	n the	table
above?	X	Yes		_No				-						
	_			_										

If yes, describe all additional variances: DRIVEWAY CURB CUT - 310-22 D PARKING IN FRONT YARD - REQUIRED MAX. 16'; EXISTING CURB CUT 20' (TO BE REMOVED) PROPOSED CURB CUT IS 30'; VARIANCE REQ'D - 14'

Form Prepared By:	Name (Print):_	ANDREW COLLINGHAM, RA
	Signature:	aw clan

Zoning F.A.R. Calculation

	EXISTING	PROPOSED	SUB TOTAL
BASEMENT <sup>(b)</sup>	EXCLUDED	EXCLUDED	
1 <sup>ST</sup> FLOOR	1,881.1	2,871.7	
2 <sup>ND</sup> FLOOR	1,726.9	1,795.9	
3 <sup>RD</sup> FLOOR <sup>(d)</sup>	N.A.	N.A.	
ATTIC (d)	N.A.	N.A.	
GARAGE (c)	0	0	
	ACTUAL TOTAL I	BUILDING FLOOR AREA =	4,667.6 SF
		ACTUAL LOT AREA =	15,705 SF
PER	0.313		
	4,915.7 SF		
	(ACTUAL LOT A	AREA X PERMITTED F.A.R). =	

\*\*\*Please refer to the Village of Bronxville Municipal Code Section 310- 22 Supplementary Regulations.

Calculations Prepared By:	Name (Print): ANDREW COLLINGHAM, R.A.
	Signature:

VILLAGE OF BRONXVILLE Department of Buildings 200 Pondfield Road (914) 337-7338 (914) 337-0158 (Fax)

### **PLAN REVIEW COMMENTS**

APPLICATION NUMBER: ALT 013-24
DATE RECEIVED: January 9, 2024
LOCATION: 30 Forest Lane

**SBL**: 7.G/4/8

APPLICANT NAME: Andrew Collingham

pard including new family room, den, 1 car garage w/ office above, and mudroom. Relocate driveway from rear of property to side yard and regrade rear yard. Construct new deck and walkway in rear yard. Install stormwater management system in rear yard.

### DISAPPROVED January 31, 2024, FOR THE FOLLOWING:

Your application for a permit on the above location has been reviewed and a permit may not be issued at this time for the reasons indicated below.

ZONING CODE REVIEW (Section Numbers refer to Village Code of 1981)
Referral to Village of Bronxville Zoning Board of Appeals Required for following

Zoning Review - ALT 013-24 30 Forest Lane Additions

Plans dated as received 1/5/24

One Family Residence 'A' 310-10

Corner Lot Property includes the following SBL's - 7.G/4/7 & 7.G/4/8

- 1) Corner lot 310-10 D (2) Front Yard secondary front (Middle Road) Required 30'; Existing 20.4'; Proposed 10.25'; **Variance required 19.75'**
- 2) Corner Lot 310-10 D (2) Side yard opposite secondary front required 15'; existing 10'; proposed 10.25', no variance required as per 310-25 C
- 3) Building Coverage 310-10 E Required 22.5% (3533 sf); Existing 28.4% (4464 sf); Proposed 33.6% (5269 sf); Variance Required 11.1% (1736 sf)
- 4) As per 310-22 D Parking in front yard Required Maximum 16'; existing curb cut 20' (to be removed) proposed curb cut is 30', new curb cut; **Variance required for curb cut 14**'

This document constitutes a final administrative determination by the Building Inspector denying your application for the reasons set forth above. Section 7-712(a) of the New York State Village Law provides that any appeal of this decision must be filed within 60 days of the date hereof with the Zoning Board of Appeals of the Village of Bronxville.

### **PLAN REVIEW**

Building plan review and stormwater review will be performed upon approval by ZBA. More information may be required at that time.

### VILLAGE OF BRONXVILLE

Department of Buildings 200 Pondfield Road (914) 337-7338 (914) 337-0158 (Fax)

### **APPLICATION REVIEW**

- 1) Once approved by the Zoning Board, a Stormwater Management Plan for a 25-year storm designed by a Licensed Engineer must be submitted for review. A fee of \$1,000 for the Village Engineer's Review of this application must be submitted the Engineer's Plan.
- 2) If application is approved by Zoning Board, please submit full construction set of drawings (if not previously submitted.)
- 3) Contractor License and Insurances required.
- 4) Plumbing Permit
- 5) Electrical Permit
- 6) Mechanical Permit
- 7) Once Plans are approved 3 complete sets are required.

Paul Taft

**Building Inspector** 

CC: Marino, Jessica & Nick

# PROPOSED ADDITION & LEVEL II **ALTERATION AT:**

30 FOREST LANE **BRONXVILLE, NY 10708** TAX ID: 7.G/4/8 **ZONING DISTRICT: RES A** 

### PROPOSED SCOPE OF WORK:

- DEMO EXIST, DRIVEWAY, FIRE PIT, STONE STEPS & WALKWAYS, DECK, STEPS, & CURBING ACCORDING TO INDICATOR (SEE SITE PLAN A2)
- 2. INSTALL NEW REAR 1 STORY MAIN ADDITION W/ GARAGE AND BONUS ROOM OVERTOP.
- INSTALL NEW CONDITIONED AREA BASEMENT
- BELOW MAIN 1 STORY ADDITION.
- 4. INSTALL NEW 2ND STORY MASTER CLOSET
- INSTALL NEW DRIVEWAY, WALKWAYS, AND DECK

## APPLICABLE CODES, RULES, & REGULATIONS

**NEW YORK STATE BUILDING CODES** 2020 RESIDENTIAL CODE OF NYS, & 2017 NEC CODE OF NYS VILLAGE OF BRONXVILLE ZONING CODE

# SYMBOL LEGEND

# SECTION NUMBER AND SECTION MARK DETAIL NUMBER AND DETAIL MARK

- WINDOW TAG
- 11 DOOR TAG
- © C.O. DETECTOR
- (S) SMOKE DETECTOR
- (H) HEAT DETECTOR
- FIRST REF. ELEVATION

### MATERIAL INDICATORS

- WOOD FRAMING
- DISTURBED EARTH VENEER STONE
- CONCRETE COMPACTED STONE
- ₩ WOOD FRAMING

### L.V.L. SECTION UNEXCAVATED EARTH

- BATT INSULATION
- EEEE DEMO INDICATION
- 6. INSTALL LOW VOLTAGE WIRING WHEREVER 7. ALL DIMMER SWITCHES TO BE COMPATIBLE WITH LIGHTING THEY ARE OPERATING

INSTALL NEW WIRING FOR ALL OUTLETS AS

2. PROVIDE CAT6 CABLE TO ALL BEDROOMS OR AS

3. ALL LIGHTING TO BE APPROVED FOR USE IN NY

4. ALL ITEMS IN VERTICAL LINE ARE TO ALIGN ON

CENTER, i,e, THERMOSTATS, RECEPTACLES, &

5. ELECTRICIAN TO INSTALL DUPLEX RECEPTACLES

- 8. ALL OUTLETS TO BE TAMPER RESISTANT AS PER
- 9. ALL LIGHTING TO BE CODE COMPLAINT AND COORDINATED WITH OWNER

**ELECTRICAL LEGEND** 

GFI 

□ TR GFI RECEPTACLE

□ T.R. RECEPTACLE

3-WAY SWITCH

4 -の- 4-WAY SWITCH

**ELECTRICAL NOTES:** 

**SWITCHES** 

-Ø- SINGLE POLE SWITCH

6" RECESSED LIGHT

INDICATED ON PLAN

CEILING MOUNTED FIXTURE

₩ WALL MOUNTED FIXTURE

TO EXT. MIN. OF 110 CFM

COORDINATED BY OWNER

AS REQUIRED AS PER CODE

EXHAUST FAN - DIRECT VENT

A DEDICATED APPLIANCE RECEPTACLE

ALL INFORMATION SHOWN IS FOR DIAGRAMMATIC PURPOSES ONLY AND SHALL BE THE RESPONSIBILITY OF THE LICENSED ELECTRICIAN TO INSTALL ALL LIGHTING, WIRING, CIRCUITING, ETC. AS PER CODE REQUIREMENTS

### **2020 RCNYS** BUILDING CONSTRUCTION OCCUPANCY CLASSIFICATION DESIGN DESIGN STORIES | FIRE SUPP. | MEANS OF TYPE CLASSIFICATION OF WORK LIVE LOAD | DEAD LOAD | ABOVE GRADE | REQUIRED **EGRESS** ONE-FAMILY 40 PSF 20 PSF 2 STORIES ONE/TWO FAMILY ALT. LEVEL 2

THE PLANS AND SPECIFICATIONS FOR THE PROPOSED SCOPE OF WORK HAVE BEEN DESIGNED AND SHALL BE EXECUTED BY ALL PARTIES CONCERNED IN COMPLIANCE WITH THE 2020 RCNYS, 2017 NEC CODE OF NYS, THE VILLAGE OF BRONXVILLE MUNICIPAL CODE, AND ALL APPLICABLE RULES AND REGULATIONS

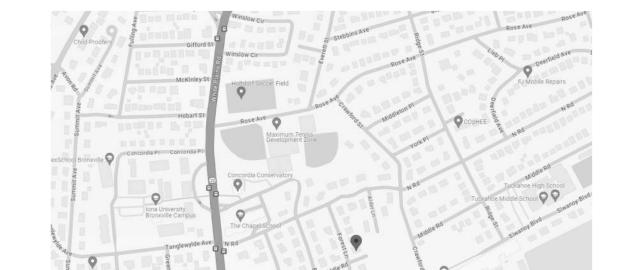
SUMMARY OF STRENGTH, SIZE, AND USE OF STRUCTURAL PRODUCTS										
SYSTEM	COMMOM NAME/ ALLOWABLE BENDING STRESS (Fv) ALLOWABLE SHEAR TYPICAL TYPICAL LOCATION USED									
DIMENSIONAL LUMBER	SPF (SPRUCE- PINE-FIR)	950 PSI	135 PSI	1-1/2"	3-1/2" TO 11-1/4"	STUDS, BEAMS, HEADERS, & JOISTS				
LAMINATED VENEER LUMBER	LVL	2,600 PSI	285 PSI	1-3/4"	7-1/4" TO 24"	BEAMS & GIRDERS				

	CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA											
GROUND		WIND D	ESIGN	SEISMIC	SUBJECT TO DAMAGE FROM			WINTER	WINTER LOS BARRIER		AIR	MEAN
SNOW LOAD	SPEED	TOPO EFFECT	SPECIAL WIND REG/DEBRIS	DESIGN CAT	WEATHER	FROST	TERMITE	DESIGN TEMP	ICE BARRIER UNDERLAYMENT	FLOOD HAZARDS	FREEZING INDEX	ANNUAL TEMP
30 PSF	115 MPH	NO	NO, NO	С	SEVERE	42"	MOD TO HEAVY	13 DEG	YES	SEE BELOW	513	52.2

I, ANDREW COLLINGHAM, R.A. (NYS LICENSE NO. 038892) CERTIFY, TO THE BEST OF MY KNOWLEDGE, THAT THESE PROPOSED PLANS AND SPECIFICATIONS HAVE BEEN DESIGNED IN COMPLIANCE WITH THE 2020 ENERGY CONSERVATION CODE OF NYS

	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT									
						SLAB R-VALUE & DEPTH				
4A	.32	.55	.40	49	20 OR 13+5	8/13	19	10/13	10/2 FT	

CODE DESIGN METHOD: CHAPTER 4, PERSCRIPTIVE BUILDING ENVELOPE, 2020 NYS ENERGY CONSERVATION CODE









310-26 SITE PLAN APPROVAL.

# SMOKE & CARBON MONOXIDE NOTES (2020 RC OF NYS):

A. EXCEPTIONS:

OF THE BEDROOMS.

- R314.2.2 ALTERATIONS, REPAIRS AND ADDITIONS. WHERE ALTERATIONS, REPAIRS OR ADDITIONS REQUIRING A PERMIT OCCUR, OR WHERE ONE OR MORE SLEEPING ROOMS ARE ADDED OR CREATED IN EXISTING DWELLINGS, THE INDIVIDUAL DWELLING UNIT SHALL BE EQUIPPED WITH SMOKE ALARMS LOCATED AS REQUIRED FOR NEW DWELLINGS.
  - a. WORK INVOLVING THE EXTERIOR SURFACES OR DWELLINGS, SUCH AS THE REPLACEMENT OF ROOFING OR SIDING, THE ADDITION OR REPLACEMENT OF WINDOWS OR DOORS, OR THE ADDITION OF A PORCH OR DECK, ARE EXEMPT FROM THE REQUIREMENT OF THIS
  - b. INSTALLATION, ALTERATION OR REPAIRS OF PLUMBING OR MECHANICAL SYSTEMS ARE EXEMPT FROM THE REQUIREMENTS OF
- THIS SECTION R314.3 LOCATION. SMOKE ALARMS SHALL BE INSTALLED IN THE **FOLLOWING LOCATIONS:**
- A. IN EACH SLEEPING ROOM B. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY
- C. ON EACH ADDITIONAL STORY OF THE DWELLING, INCLUDING BASEMENTS AND HABITABLE ATTICS AND NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS. IN DWELLINGS OR DWELLING UNITS WITH SPLIT LEVELS, A SMOKE ALARM INSTALLED ON THE UPPER LEVEL SHALL SUFFICE FOR THE ADJACENT LOWER LEVEL PROVIDED THAT THE LOWER LEVEL IS LESS THAN ONE FULL STORY BELOW THE UPPER LEVEL
- SMOKE ALARMS SHALL BE INSTALLED NOT LESS THAN 3 FEET HORIZONTALLY FROM THE DOOR OR OPENING OF A BATHROOM THAT CONTAINS A BATHTUB OR SHOWER UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM REQUIRED BY SECTION R314.3.
- R314.3.1 INSTALLATION NEAR COOKING APPLIANCES. SMOKE ALARMS SHALL NOT BE INSTALLED IN THE FOLLOWING LOCATIONS UNLESS THIS WOULD PREVENT PLACEMENT OF A SMOKE ALARM IN A LOCATION REQUIRED BY SECTION R314.3
- A. IONIZATION SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 20 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED COOKING
- B. IONIZATION SMOKE ALARMS WITH AN ALARM-SILENCING SWITCH SHALL NOT BE INSTALLED LESS THAN 10 FEET
- C. PHOTOELECTRIC SMOKE ALARMS SHALL NOT BE INSTALLED LESS THAN 6 FEET HORIZONTALLY FROM A PERMANENTLY INSTALLED **COOKING APPLIANCE**
- 4. R314.4 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN ACCORDANCE WITH SECTION R314.3, THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS IN THE INDIVIDUAL DWELLING UNIT. PHYSICAL INTERCONNECTION OF SMOKE ALARMS SHALL NOT BE REQUIRED WHERE LISTED WIRELESS ALARMS ARE INSTALLED AND ALL ALARMS SOUND UPON ACTIVATION OF ONE ALARM.
- A. EXCEPTION: INTERCONNECTION OF SMOKE ALARMS IN EXISTING AREAS SHALL NOT BE REQUIRED WHERE ALTERATIONS OR REPAIRS DO NOT RESULT IN REMOVAL OF INTERIOR WALL OR CEILING FINISHES EXPOSING THE STRUCTURE, UNLESS THERE IS AN ATTIC, CRAWL SPACE OR BASEMENT AVAILABLE THAT COULD PROVIDE ACCESS FOR INTERCONNECTION WITHOUT REMOVAL OF FINISHES
- R314.5 COMBINATION ALARMS. COMBINATION SMOKE AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED TO BE USED IN LIEU OF SMOKE ALARMS.
- R314.6 POWER SOURCE. SMOKE ALARMS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING WHERE SUCH WIRING IS SERVED FROM A COMMERCIAL SOURCE AND, WHERE PRIMARY POWER IS INTERRUPTED. SHALL RECEIVE POWER FROM A BATTERY. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN THOSE REQUIRED FOR OVERCURRENT PROTECTION.
- a. SMOKE ALARMS SHALL BE PERMITTED TO BE BATTERY OPERATED WHERE INSTALLED IN BUILDINGS WITHOUT COMMERCIAL POWER b. SMOKE ALARMS INSTALLED IN ACCORDANCE WITH SECTION R314.2.2 SHALL BE PERMITTED TO BE BATTERY POWERED.

# VILLAGE OF BRONXVILLE MUNICIPAL CODE

SITE PLAN APPROVAL FOR DETACHED ONE-FAMILY DWELLINGS. [ADDED 1-11-2021 BY L.L. NO. 1-2021]

SITE PLAN APPROVAL SHALL BE REQUIRED WITH RESPECT TO THE DEMOLITION, CONSTRUCTION, ALTERATION, OR IMPROVEMENT OF ANY DETACHED ONE-FAMILY DWELLING THAT INVOLVES OR PROPOSES ANY OF THE FOLLOWING:

THE CONSTRUCTION OF A NEW ONE-FAMILY DWELLING.

THE "MATERIAL ALTERATION" OF AN EXISTING ONE-FAMILY DWELLING.

FOR PURPOSES OF THIS CHAPTER, ANY DEMOLITION, CONSTRUCTION, IMPROVEMENT, OR OTHER ALTERATION SHALL BE DEEMED TO CONSTITUTE A "MATERIAL ALTERATION" IF IT WOULD INVOLVE:

AN INCREASE IN THE TOTAL FAR OF A ONE-FAMILY DWELLING BY MORE THAN 30%;

\*\*(TOTAL F.A.R. INCREASE = 29.1%) EXISTING F.A.R. = .23 / PROPOSED F.A.R. = .297 | .297 - .23 = .067 / .23 = .291 (29.1% INCREASE)

THE DEMOLITION, REMOVAL, OR STRUCTURAL ALTERATION OF MORE THAN 50% OF A ONE-FAMILY DWELLING'S TOTAL EXTERIOR WALLS (MEASURED IN LINEAR FEET);

ONLY 21.6% OF EXISTING HOUSE EXTERIOR WALLS ARE BEING ALTERED FOR THE NEW ADDITION SEE EXIST. 1ST FLOOR PLAN 1/A4

LENGTH OF ALTERED EXTERIOR WALL = 57.67'

11.75' + 5.17' + 3.04' + 3' + 5.42' + 3' + 3.04' +1' + 20.46' + 1.79' = 57.67' TOTAL LENGTH OF ENTIRE HOUSE EXTERIOR WALLS = 266.69' 57.76' / 266.69' = .216

THE DEMOLITION, REMOVAL, OR STRUCTURAL ALTERATION OF MORE THAN 50% OF A ONE-FAMILY DWELLING'S TOTAL FRONT-YARD-FACING EXTERIOR

ALTERATION(S) AND/OR IMPROVEMENT(S) TO A ONE-FAMILY DWELLING THAT WOULD BOTH INCREASE THE EXISTING FAR BY MORE THAN 15% AND RESULT IN A ONE-FAMILY DWELLING OF OVER 6,000 SQUARE FEET IN FLOOR AREA; OR

PROPOSED TOTAL FLOOR AREA = 4,667.6 SF

21.6% < 50%

ALTERATION(S) AND/OR IMPROVEMENT(S) TO A ONE-FAMILY DWELLING THAT WOULD RESULT IN A ONE-FAMILY DWELLING OF OVER 7,500 SQUARE FEET IN FLOOR AREA.

# PROPOSED TOTAL FLOOR AREA = 4,667.6 SF

FOR PURPOSES OF THIS SUBSECTION D(1)(B):

DEMOLITION, CONSTRUCTION, ALTERATION, OR IMPROVEMENTS PROPOSED IN ALL BUILDING PERMIT APPLICATIONS WITHIN ANY THIRTY-SIX-MONTH PERIOD SHALL BE AGGREGATED TO DETERMINE IF ANY OF THE THRESHOLDS FOR "MATERIAL ALTERATION" HAVE BEEN MET: AND

EXTERIOR WALLS WILL BE DEEMED TO BE THE SUBJECT OF "STRUCTURAL ALTERATION" IF, IN THE JUDGMENT OF THE BUILDING OFFICIAL, THERE IS REASONABLE CAUSE TO BELIEVE THAT THE WALLS WILL BE, OR WILL HAVE TO BE, SUBSTANTIALLY REPLACED DURING THE CONSTRUCTION PROCESS, OR THE WALLS WILL NOT SURVIVE THE CONSTRUCTION PROCESS INTACT.

THERE HAVE BEEN NO OTHER IMPROVEMENTS / ALTERATIONS WITHIN THE LAST 36 MONTHS

THE INSTALLATION OF SOLAR ENERGY SYSTEM(S) REQUIRING SITE PLAN APPROVAL IN ACCORDANCE WITH § 310-22F OF THIS CODE [ADDED 3-14-2022 BY L.L. NO. 2-2022]

### **ROUGH CARPENTRY:**

- 1. FRAMING AND STRUCTURAL LUMBER: DOUGLAS FIR #1. FB= 1050 PSI, E=1,600,000 . FV=95 PSI. ALL JOISTS AND RAFTERS TO HAVE DIAGONAL BRIDGING, 8BLOCKING UNDER CERAMIC TILE. MEMBERS OF BUILT GIRDERS, HEADERS OR LINTELS SHALL BE
- SPIKED OR BOLTED TOGETHER TO ACT AS ONE UNIT 2. CROSS BRIDGING OF JOISTS 1- 1/4 COLLAR TIES AT CATHEDRAL CEILINGS, 2-2 X 6 @4 MAX. EXTERIOR CARPENTRY AT PORCHES SHALL BE C.CA TREATED AS INDICATED ON DRAWINGS.
- ORNAMENTAL POSTS SHALL BE OF A NOMINAL SIZE 6 3. WOOD DECK, 5/4" THICK P.T. OR COMPOSITE DECK BOARDS AS SPECIFIED BY DRAWINGS AND SHALL PITCH SLIGHTLY FOR
- WATER RUNOFF. 4. PLYWOOD SHALL MEET THE REQUIREMENTS OF APA
- REQUIREMENTS AND SPECIFICATIONS: 5. WALL AND ROOF SHEATHING: 5/8 EXTERIOR GLUE
- 6. SUBFLOORING: 5/8" UNDERLAYMENT:
- 7. UNDERLAYMENT INT-APA EXTERIOR GLUE 8. ALL WOOD BEAMS TO HAVE A MINIMUM BEARING OF 4 DOUBLE ALL JOISTS UNDER ALL PARTITIONS.
- 9. ALL DETAILS OF CONSTRUCTION: LINTELS, HEADERS, POSTS. BEAMS, FRAMING, NAILING, ETC. SHALL COMPLY WITH ALL MINIMUM STANDARDS OF NEW YORK STATE CODE
- 10. CONTRACTOR TO DO ALL NECESSARY FIRESTOPPING OF STUD PARTITIONS AND PIPE CHASES, AS REQUIRED BY N.Y. STATE CODE WHETHER SPECIFICALLY SHOWN OR NOT 11. LUMBER SCHEDULE: MISCELLANEOUS LUMBER, FURRING
- BRIDGING, BLOCKING TO BE GRADE #2 OF ANY SPECIES AMPLE IN STRENGTH TO MEET THE REQUIREMENTS THEREOF 12. WOODEN TRIMMERS, HEADERS, AND TAIL JOISTS OVER SIX FEET
- IN LENGTH, UNLESS SUPPORTED ON WALLS OR GIRDERS, SHALL BE HUNG IN APPROVED METAL STIRRUPS. OR HANGERS 13. EVERY SIX FEET, AT LEAST ONE BEAM OR JOIST WHICH RESTS ON MASONRY WALLS, SHALL BE SECURED TO SUCH WALLS BY
- APPROVED METAL ANCHORS ATTACHED IN A MANNER AT OR NEAR BOTTOM TO BE SELF RELEASING. 14. THE ENDS OF WOODEN BEAMS AND JOISTS RESTING ON MASONRY WALLS SHALL BE CUT TO A BEVEL OF THREE INCHES IN
- THEIR DEPTH. ALL GIRDERS TO BEAR MINIMUM OF 8" ON MASONRY 15. PROVIDE SHELF AND COAT POLE IN ALL CLOSETS WITH FIVE
- SHELVES IN LINEN CLOSET 16. FINISH WOODWORK SHALL BE DRESSED AND SANDED, FREE
- FROM MACHINE AND TOOL MARKS, ABRASIONS RAISED GRAIN OR OTHER DEFECTS ON SURFACES EXPOSED TO VIEW IN THE FINISHED WORK.
- 17. WOOD FINISH SHALL BE SET STRAIGHT, PLUMB AND LEVEL IN TRUE ALIGNMENT, CLOSELY FITTED AND RIGIDLY SECURE IN PLACE. NAIL HEADS OF EXPOSED NAILING SHALL BE COUNTERSUNK. ALL WORK SHALL BE LEFT CLEAN, FREE FROM WARP, TWIST, OPEN JOINTS AND OTHER DEFECTS
- 18. INTERIOR MISCELLANEOUS FINISH CARPENTRY AND WOODWORK TO BE YELLOW POPLAR
- 19. INTERIOR DOORS TO BE CLEAR BIRCH, STAIN GRADE. 20. CAULK AT ALL DOORS AND WINDOW FRAMES, JOINTS AND OTHER SURFACES WHICH REQUIRE THE CLOSING OF A JOINT BETWEEN ANY TWO SURFACES NOT OF THE SAME MATERIAL. CAULKING COMPOUND SHALL BE SILICONE EQUAL TO THIOKOL SEALANT BY
- 21. CONTRACTOR TO DO ALL FLASHING REQUIRED WHETHER SPECIFICALLY SHOWN OR NOT

### **ELECTRICAL NOTES:**

TOCH BROTHERS.

- 1. WORK RELATED TO THESE DOCUMENTS SHALL INCLUDE FURNISHING AND INSTALLATION OF OF EVERY KIND OF WIRE/CONDUIT REQUIRED TO MAKE THE ELECTRIC LIGHT AND POWER DISTRIBUTION SYSTEM COMPLETE, I.E. PROVIDING AND CONNECTING SERVICE ENTRANCE EQUIPMENT, LIGHTING PANELS, POWER PANELS, SWITCHES, OUTLETS, RECEPTACLES, BOXES, RELATED COMPONENTS REQUIRED BY THE LOCAL UTILITY
- COMPANY OF ALL FIXTURES COMPLETE WITH LAMPS, CLAMPS, HANGERS, SUPPORTS, ETC. 2. ALL ELECTRIC WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE, LATEST EDITION. SHOULD A CONFLICT ARISE, THE CODE OR MORE STRINGENT
- REQUIREMENTS SHALL PREVAIL 3. ALL WIRING SHALL BE COPPER, #12 AWG MINIMUM SIZE -# 8 AND SMALLER TO BE SOLID, #6 AND LARGER TO BE STRANDED. INSULATION TO BE NEC 600 VOLT TYPE, RATED @ 75 DEGREES C AND BE PROPERLY PHASE COLOR CODED FOR 120/208 V. 3 PHASE
- 4-WIRE SERVICE. 4. UNLESS NOTED OTHERWISE, MINIMUM SIZE CONDUIT SHALL BE 1/2" AND NUMBER OF CROSS MARKS INDICATE NUMBER OF #12 CONDUCTORS IN CONDUIT. TYPE OF CONDUIT USED SHALL BE IN STRICT ACCORDANCE WITH CODE PROVISIONS CONCERNING SAME. ALL CONDUIT RUNS ARE TO BE CONCEALED IN FLOORS. WALLS, AND CEILINGS, EXCEPT WHERE NOTED OTHERWISE.
- ELECTRICAL INSTALLATION SHALL BE TESTED FOR SHORTS. GROUNDS, OPERATION OF LOW VOLTAGE CIRCUITRY, NIGHT LIGHT WIRING, STAND-BY GENERATOR AND CONNECTIONS TO SAME, ETC. DEFECTS SHALL BE REMEDIED AT ONCE AND THE TESTS RE-RUN AS MANY TIMES AS MAY BE
- 6. REQUIRED TO PROVE CORRECTNESS. BALANCE ALL PHASE LOADING OF ALL PANEL BOARDS.
- 7. THE CIRCUITS SHALL BE DISTINCTLY NUMBERED AND IDENTIFIED ON THE SCHEDULE OF CIRCUITS TYPEWRITTEN TO THE PANEL BOARD. AFFIX PERMANENT IDENTIFYING NAMEPLATES TO ALL ELECTRICAL SWITCHES.PILOT DEVICES, SELECTOR SWITCHES, ETC. SUBMIT SAMPLES AND LIST OF TITLES FOR APPROVAL PRIOR TO PURCHASE AND INSTALLATION.
- 8. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ENGINEERED WOOD CONSTRUCTION PLACARD ON SIDE OF BUILDING ELECTRICAL SERVICE METER INDICATING ENGINEERED LUMBER IS PRESENT IN ROOF FRAMING.

# **WOOD NOTES:**

- ALL EXTERIOR WOOD FRAMING MEMBERS SHALL BE STRUCTURAL GRADE WITH MIN. FIBER STRESS STRENGTH OF 1400, AND SHALL BE PRESSURE TREATED FOR EXTERIOR EXPOSURE.
- 2. CONTRACTOR TO PROVIDE ALL STEEL CONNECTIONS REQUIRED FOR FASTENING MEMBERS TO OTHERS.
- 3. CONTRACTOR TO REFER TO "SIMPSON-STRONG TIE" MANUAL

### **GENERAL NOTES**

- 1. CONTRACTOR SHALL VISIT SITE AND SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL DIMENSIONS, CONDITIONS, WHICH PERTAIN TO THE FABRICATION PROCESSES, OR TO TECHNIQUES FOR CONSTRUCTION AND COORDINATION OF THE WORK OF ALL
- TRADES. PRIOR TO START OF CONSTRUCTION 2. ALL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF ARCHITECT BEFORE PROCEEDING. THE ELEVATIONS AND AVAILABILITY OF UTILITITIES, SEWER, WATER AND ELECTRIC LINES SHALL BE VERIFIED BY OR DETERMINED BY INTERESTED CONTRACTORS PRIOR TO SUBMISSION OF BID.
  - CONTRACTORS SHALL ADJUST PITCH OF NEW LINES TO INSURE PROPER AND LEGAL INTERSECTIONS. CONTRACTOR SHALL COORDINATE LOCATIONS FOR STRUCTURAL, MECHANICAL AND ELECTRICAL WORK FOR ALL PITS, SLAB DEPRESSIONS, SLEEVES IN FOUNDATION WALLS, SLABS, AND ROOF OPENINGS, ETC. 4. CONTRACTOR SHALL VERIFY CONDITIONS OF ADJOINING
- STRUCTURES WHICH MAY BE AFFECTED, PROVIDE ADEQUATE PROTECTION AND RESTORE TO ORIGINAL CONDITIONS, WHENCE DAMAGE SHOULD RESULT FROM SUCH WORK. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY SHORING AND BRACING FOR ALL BUILDING COMPONENTS IN ORDER TO ADEQUATELY PROTECT AGAINST ANY FAILURES.
- CONTRACTOR SHALL SECURE AND PAY FOR ANY AND ALL PERMITS LICENSES, CERTIFICATES, FEES, ETC., REQUIRED BY THE VILLAGE OF BRONXVILLE DEPARTMENT OF BUILDINGS OR ANY AND ALL JURISDICTION AUTHORITIES. CONTRACTOR SHALL OBTAIN A FINAL CERTIFICATE OF OCCUPANCY UPON COMPLETION.
- 6. ALL WORK MUST CONFORM TO THE VILLAGE OF BRONXVILLE DEPARTMENT OF BUILDINGS, FIRE DEPARTMENT LAWS, RULES AND TO ALL REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION WHETHER SPECIFICALLY SHOWN OR NOT. [O.S.H.A. REGULATIONS MUST ALSO BE ADHERED TO]. ALL ELECTRIC WORK MUST CONFORM TO 2020 NATIONAL ELECTRIC CODE ANY ITEM SHOWN ON ONE SHEET SHALL BE AS IF CALLED FOR BY
- ALL SHEETS. FINAL COORDINATION IS THE RESPONSIBILITY OF THE CONTRACTOR. CONTRACTOR SHALL NOT SCALE DRAWINGS AND SHALL USE FIGURED DIMENSIONS ONLY. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION OF BUILDINGS, [STANDARD FORM OF A.I.A. LATEST EDITION A201], ARE PART OF THE CONTRACT DOCUMENTS
- 8. WORK INCLUDED IN THESE CONTRACT DOCUMENTS TO BE ALL LABOR, MATERIALS, AND EQUIPMENT
- 9. REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION AS SHOWN . WORK INCLUDED IN THIS CONTRACT SHALL BE ACCORDING TO THE TRUE INTENT OF THE DRAWINGS AND SHALL BE FIRST CLASS IN ALL RESPECTS.
- 10. SUBCONTRACTORS SHALL GUARANTEE, IN WRITING TO THE OWNER AT CONCLUSION OF JOB, ALL MATERIALS AND WORKMANSHIP FOR A MINIMUM OF ONE YEAR AFTER SUBSTANTIAL COMPLETION.
- 11. THE ARCHITECT HAS NOT BEEN RETAINED FOR SUPERVISION OR PERIODIC FIELD OBSERVATIONS AND ASSUMES NO RESPONSIBILITY FOR SAFETY METHODS ON SITE. THE OWNER AND CONTRACTOR SHALL HOLD HARMLESS THE ARCHITECT FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES INCLUDING ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK BY THE CONTRACTOR.

- 1. INSTALLATION OF ALL WORK HEREIN SPECIFIED SHALL CONFORM TO THE REQUIREMENTS OF THE NY STATE PLUMBING CODE. RULES AND REGULATIONS, THE VILLAGE OF BRONXVILLE BUILDING DEPARTMENT, AND ALL OTHER LOCAL AUTHORITIES HAVING JURISDICTION, INCLUDING FEDERAL O.S.H.A. SPECIFICATIONS
- 2. ALL MATERIALS USED SHALL BE NEW, BEST OF THEIR RESPECTIVE BRANDS AND CONFORM TO THE REQUIREMENTS OF ALL STATE AND LOCAL AUTHORITIES HAVING JURISDICTION. PIPEWORK INSTALLED UNDER THIS CONTRACT SHALL BE IN ACCORDANCE WITH THE FOLLOWING SCHEDULE:
- SOIL AND WASTE LINES[WITHIN BUILDING]ABOVE GRADE-EXTRA HEAVY CAST IRON PIPE OR DWV COPPER PIPE WITH SWEAT SOLDER CONNECTIONS;
- 4. BELOW GRADE- EXTRA HEAVY CAST IRON PIPE. SOIL AND WASTE LINES (OUTSIDE BUILDING) EXTRA HEAVY CAST IRON PIPE. VENT PIPING STANDARD WEIGHT GALVANIZED PIPE OR TYPE DWV COPPER PIPE WITH SWEAT SOLDER JOINTS. COLD AND HOT WATER PIPING UNDERGROUND-TYPEK WITH FLARE FITTINGS.
- FREE SWEAT SOLDER CONNECTIONS 6. SET CLEVIS HANGERS FOR THE SUPPORT OF COPPER PIPING NOT MORE THAN 10 FT ON CENTER. SET HANGERS FOR CAST IRON PIPE NOT MORE THAN 5 FT APART; USE 3/8" ROD FOR PIPE UP TO 2" AND
  - 1/2" ROD FOR PIPES, 2 1/2" AND LARGER. COVER ALL COLD WATER AND HOT WATER LINES WITH 1" THICK O-C FIBERGLASS LIGHT DENSITY ONE PIECE PIPE INSULATION HAVING FRK UNIVERSAL TYPE VAPOR BARRIER OUTERJACKET. INSTALL AS PER MANUFACTURER'S SPECIFICATIONS. COVER ALL VALVES AND FITTINGS WITH ZESTON PREMOULDED INSULATING SHAPES.

5. ABOVE GRADE IWITHIN BUILDING! TYPE L COPPER TUBE WITH LEAD

# CONCRETE WORK:

- 1. PRIOR TO COMMENCEMENT OF WORK, THE ADJACENT PROPERTY OWNER SHALL BE GIVEN 5 DAYS WRITTEN NOTICE BY CERTIFIED MAIL, WHERE ADJACENT PROPERTY IS AFFECTED BY FOUNDATIONS, GRADING EARTHWORK OR DEMOLITION.
- OF CONCRETE CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2020 RESIDENTIAL, FIRE AND ENERGY BUILDING CODES. 3. 3 TEST CYLINDERS SHALL BE MOLDED FOR EACH 50 YDS OF EACH CLASS OF CONCRETE IN ANY ONE DAY, SAMPLES SHALL BE TAKEN

2. UNLESS OTHERWISE SPECIFIED, DESIGN, MATERIAL AND METHOD

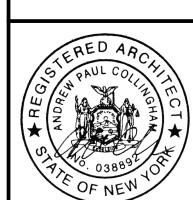
- FROM THE MIXER AS PER A.S.T.M. C172-54. CURED AS PER A.S.T.M. 4. & TESTED CYLINDERS SHALL BE STORED IN AN INSULATED CURING BOX, AND LOCATED IN A SAFE PLACE TO MINIMIZE HAZARD OF
- DISTURBANCE DURING CURING, FREE FROM VIBRATIONS, REMOTE FROM TRAFFIC. 5. NO FOOTINGS SHALL BE INSTALLED UNTIL THE BEARING SURFACE HAS BEEN INSPECTED AND APPROVED BY A SOIL ENGINEER OR AN ARCHITECT RETAINED BY THE OWNER AND/OR CONTRACTOR.
- 6. SIDES OF EXCAVATIONS TO BE PROTECTED, INCLUDING RELATED OR RESULTING EMBANKMENTS, 5 FEET OR GREATER IN DEPTH. ALL FOOTINGS TO BEAR ON CLEAN, FIRM VIRGIN SOIL. CLASS 8-65 5M OR PINNED TO LEDGE ROCK AS APPROVED ON SITE BY STRUCTURAL ENGINEER OR ARCHITECT RETAINED BY THE OWNER AND TO HAVE A MIN. COVER OF 4 FEET. DIFFERENCES IN FOOTING
- LEVELS SHALL BE STEPPED AT A 30' ANGLE OF REPOSE. 8. EXTERIOR FOUNDATION WALLS BELOW GRADE SHALL BE WATERPROOFED WITH 2 COATS OF AN APPROVED TYPE ASPHAL TIC/ ELASTOMERIC MASTIC TROWELED ON



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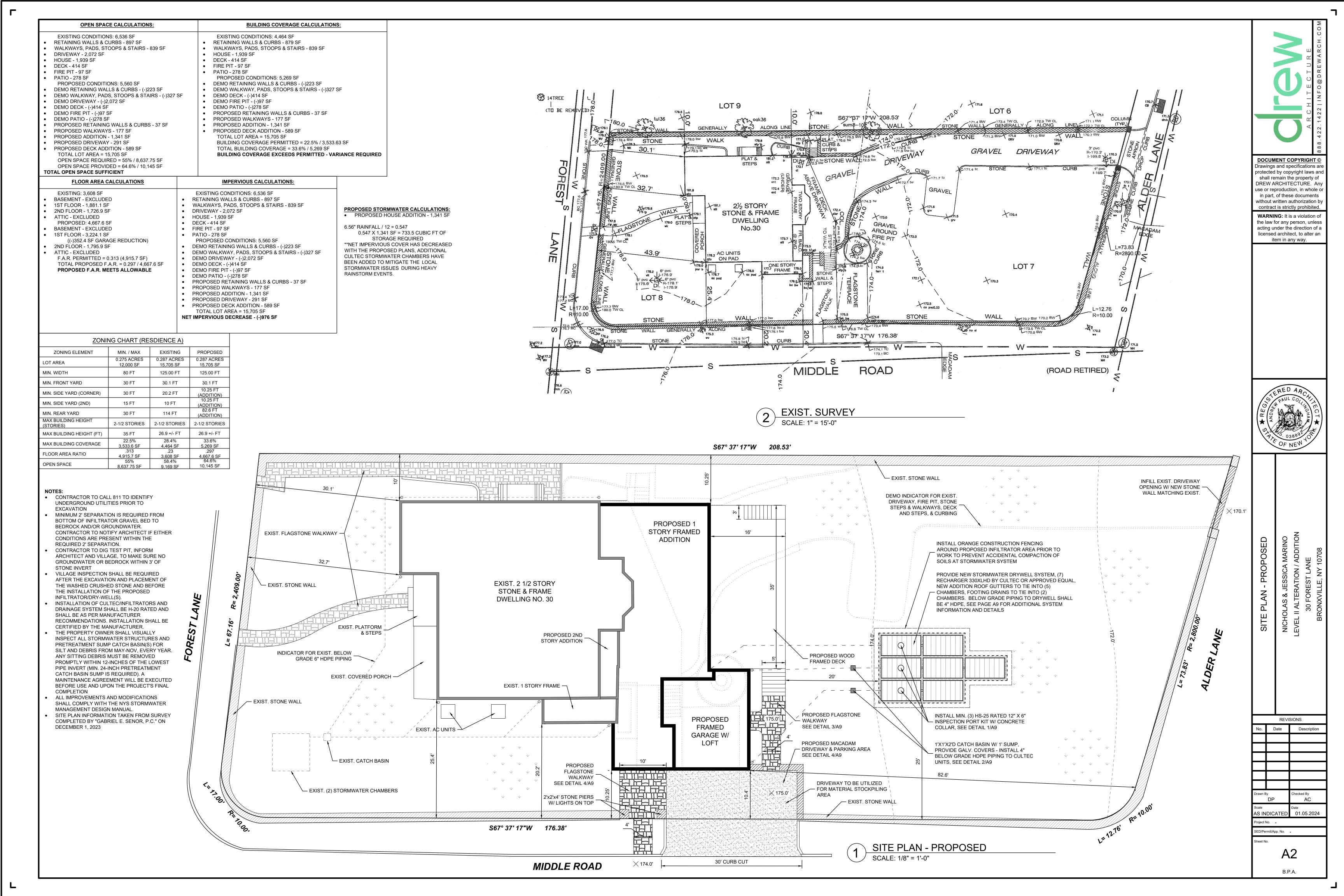
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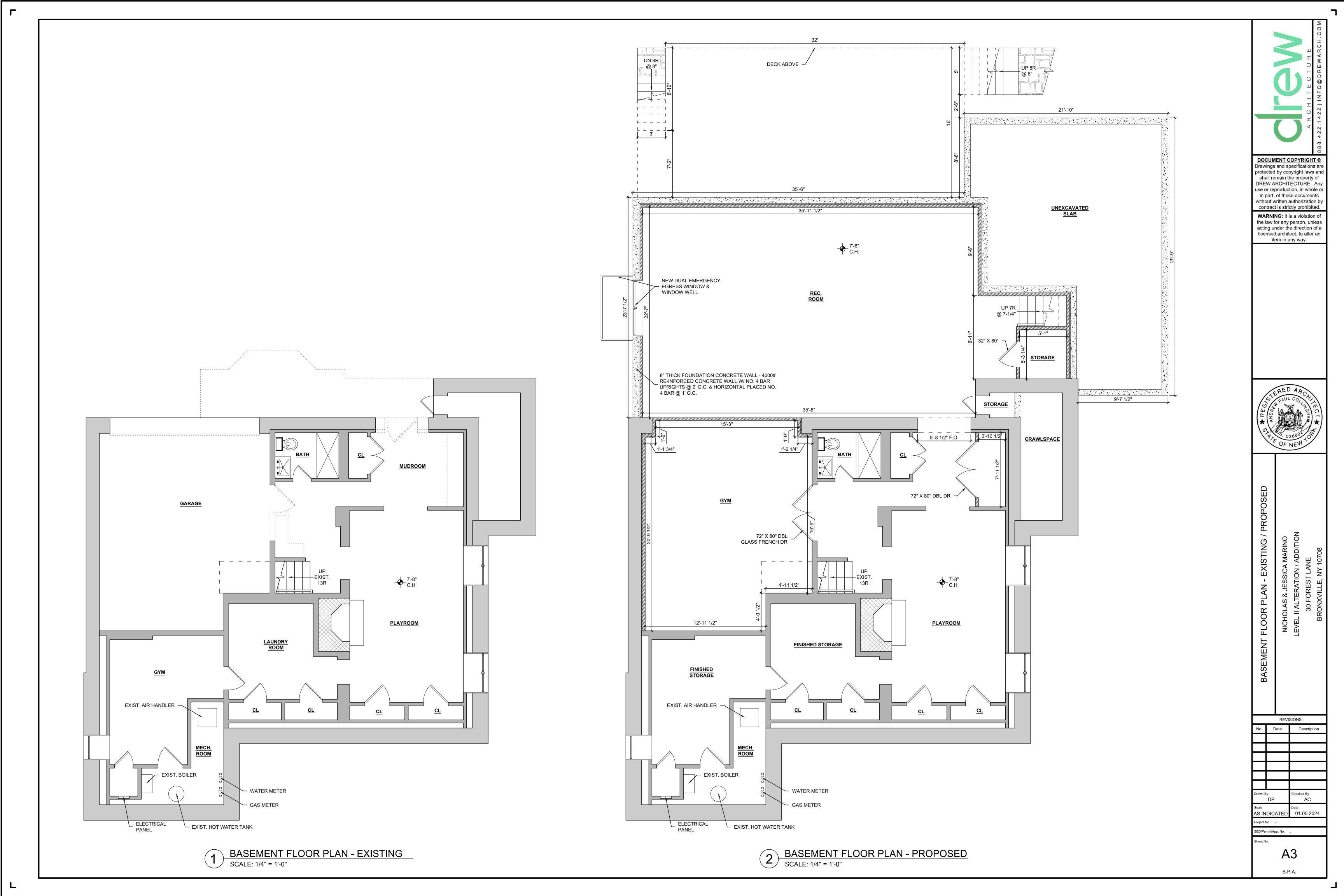
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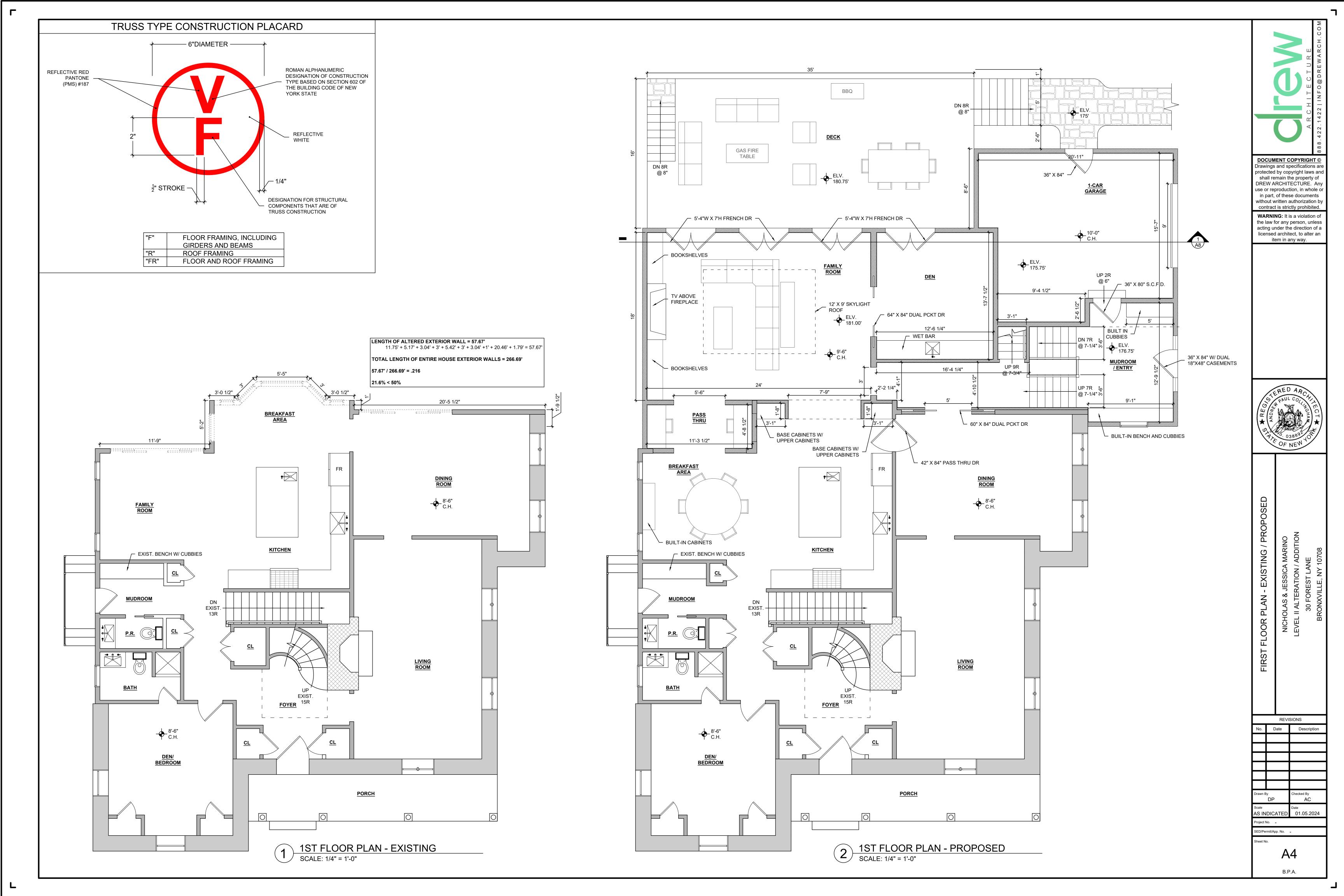


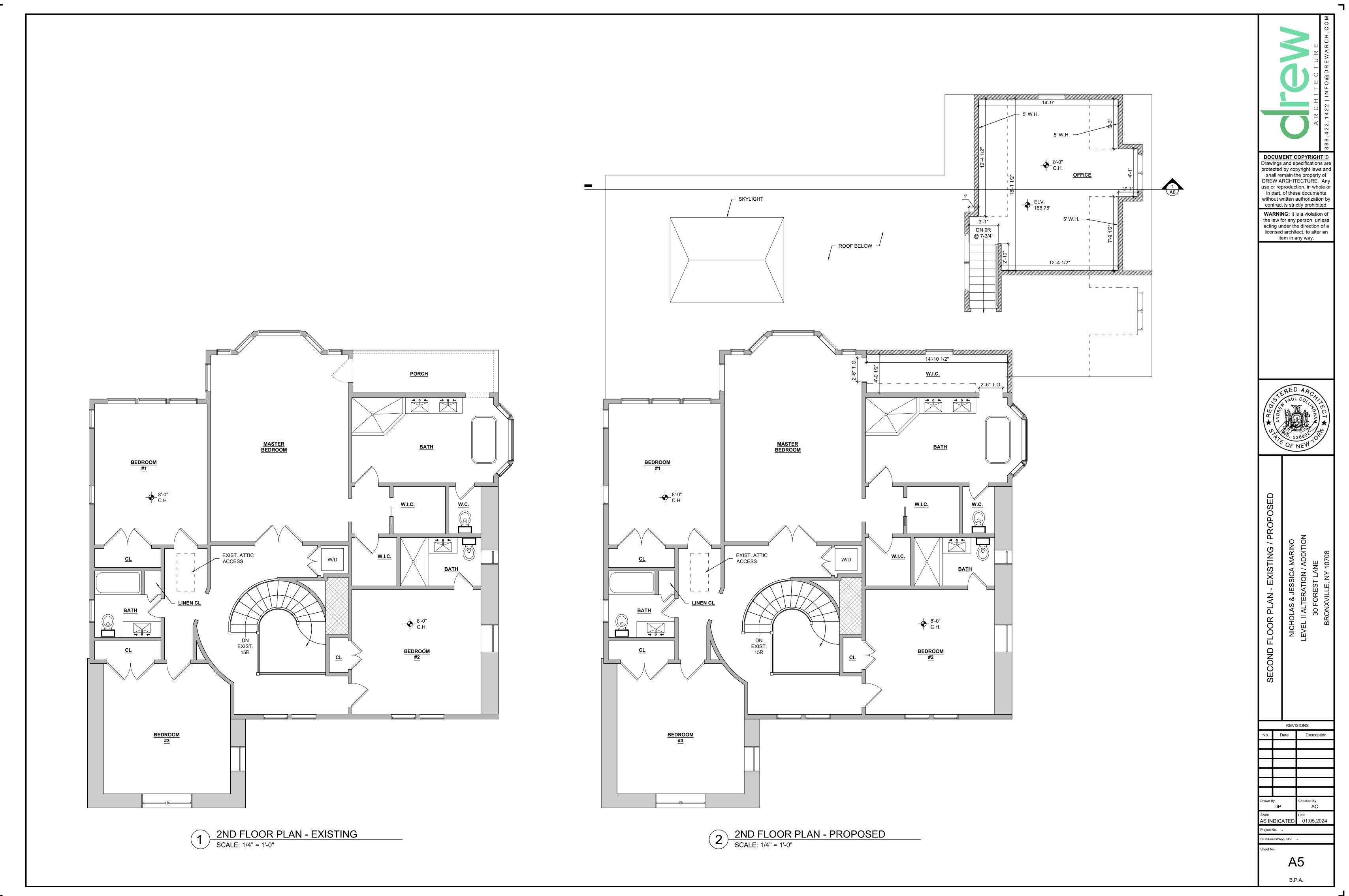
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REVISIONS

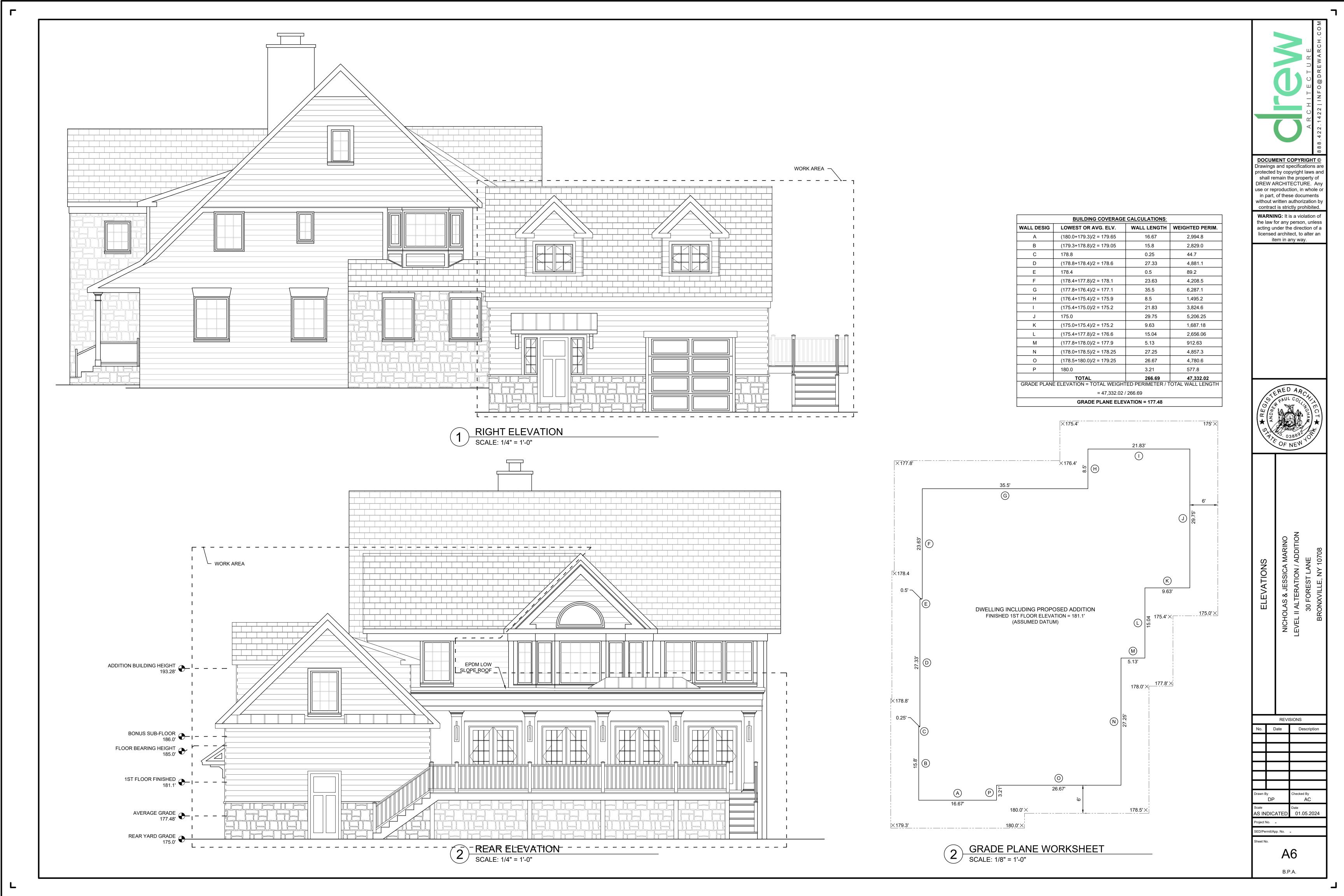




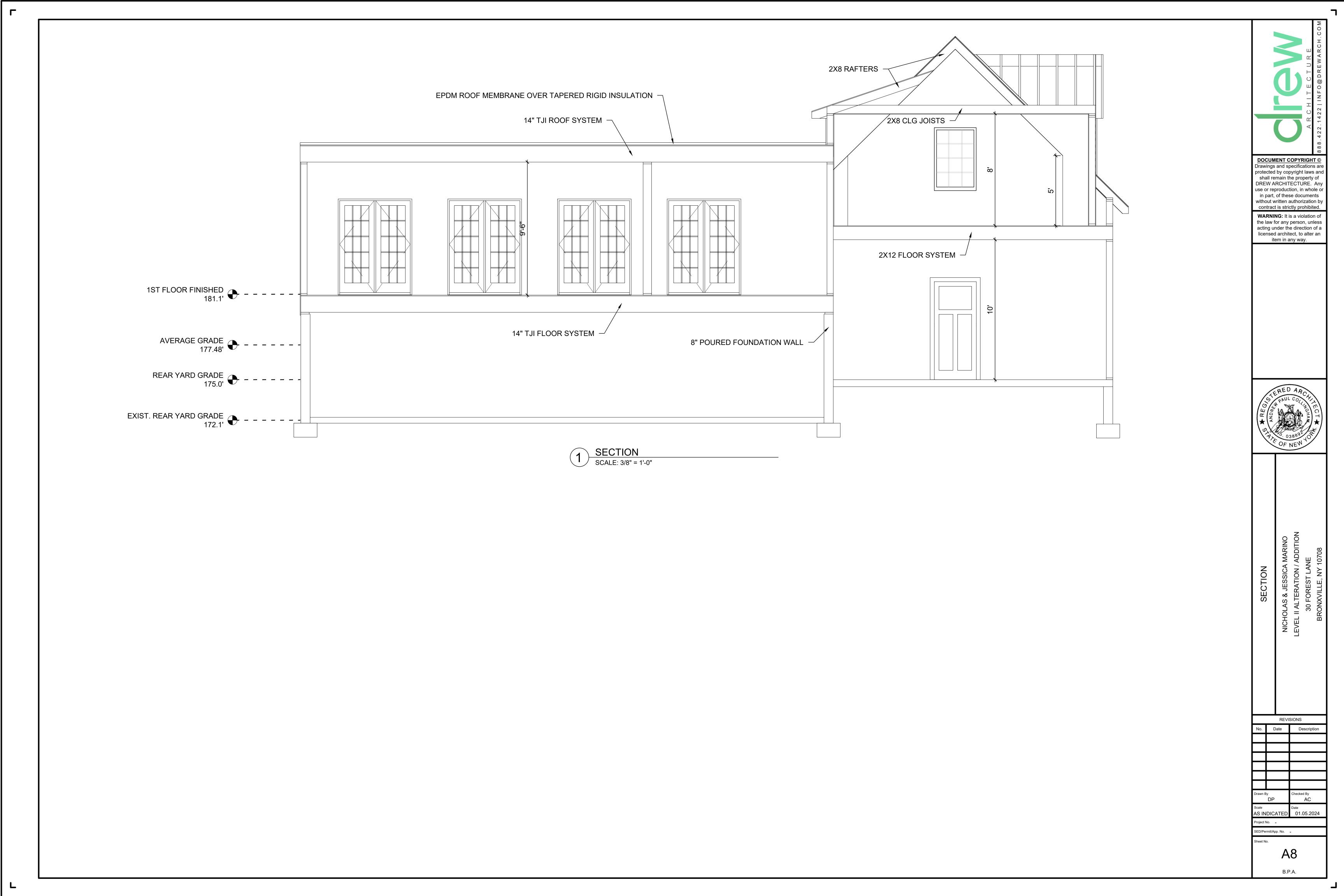


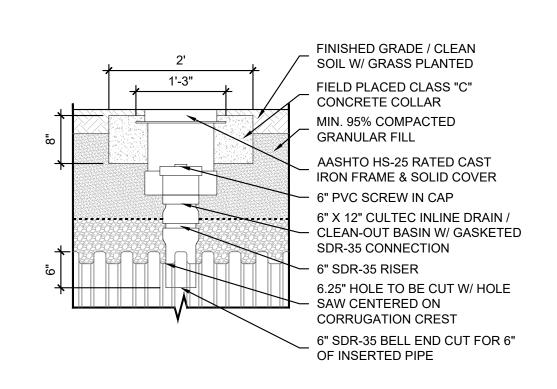


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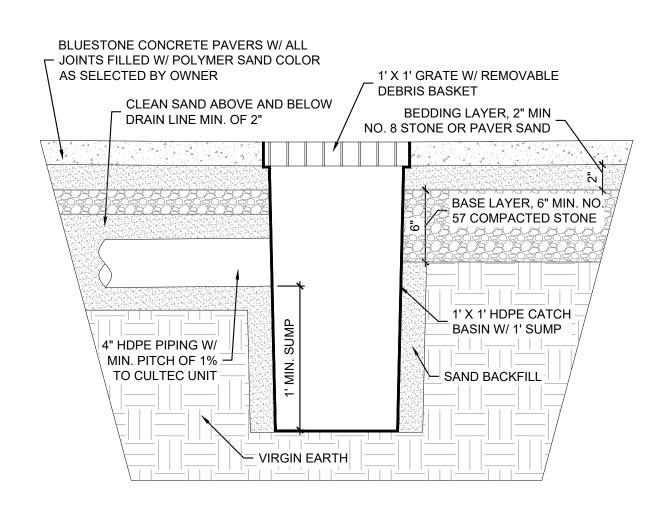




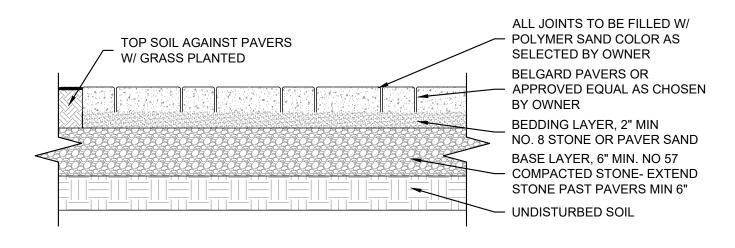




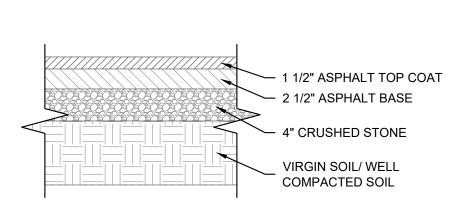
# **CULTEC INSPECTION PORT DETAIL** SCALE: 3/4" = 1'-0"



2 CATCH BASIN DETAIL
SCALE: 1-1/2" = 1'-0"

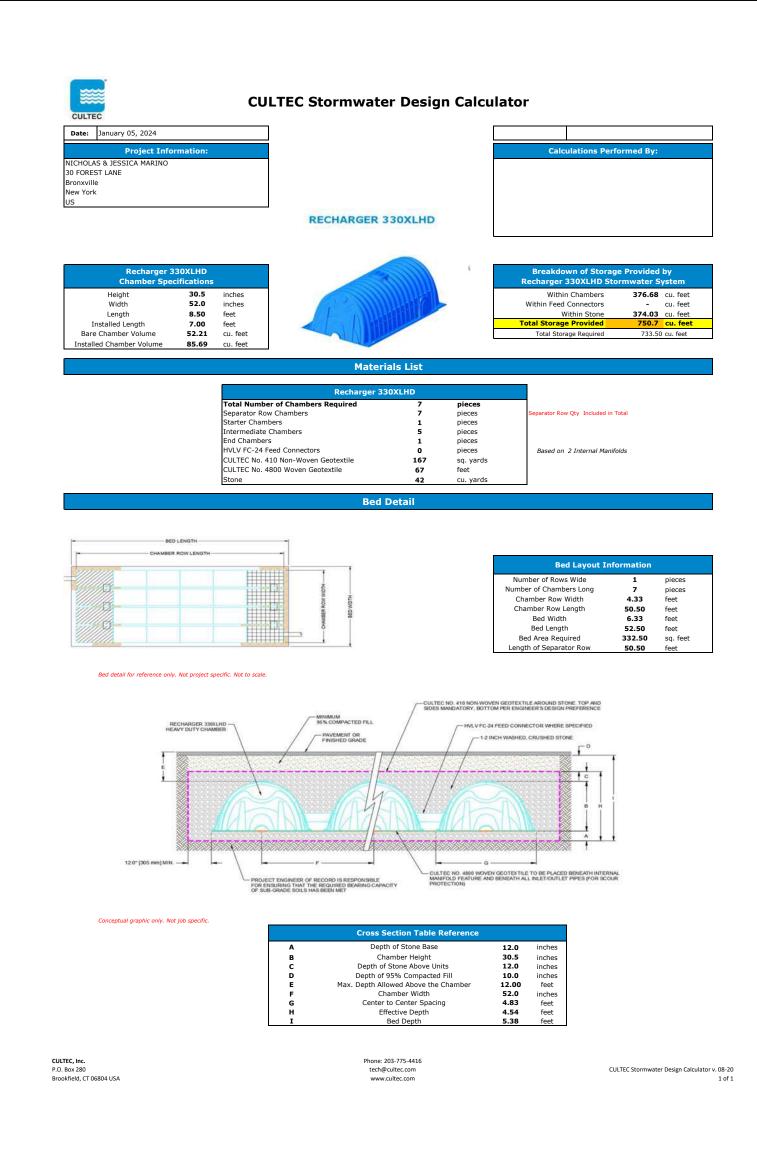


PAVER SECTION SCALE: 1" = 1'-0"



ASPHALT DRIVEWAY SECTION

SCALE: 1" = 1'-0"



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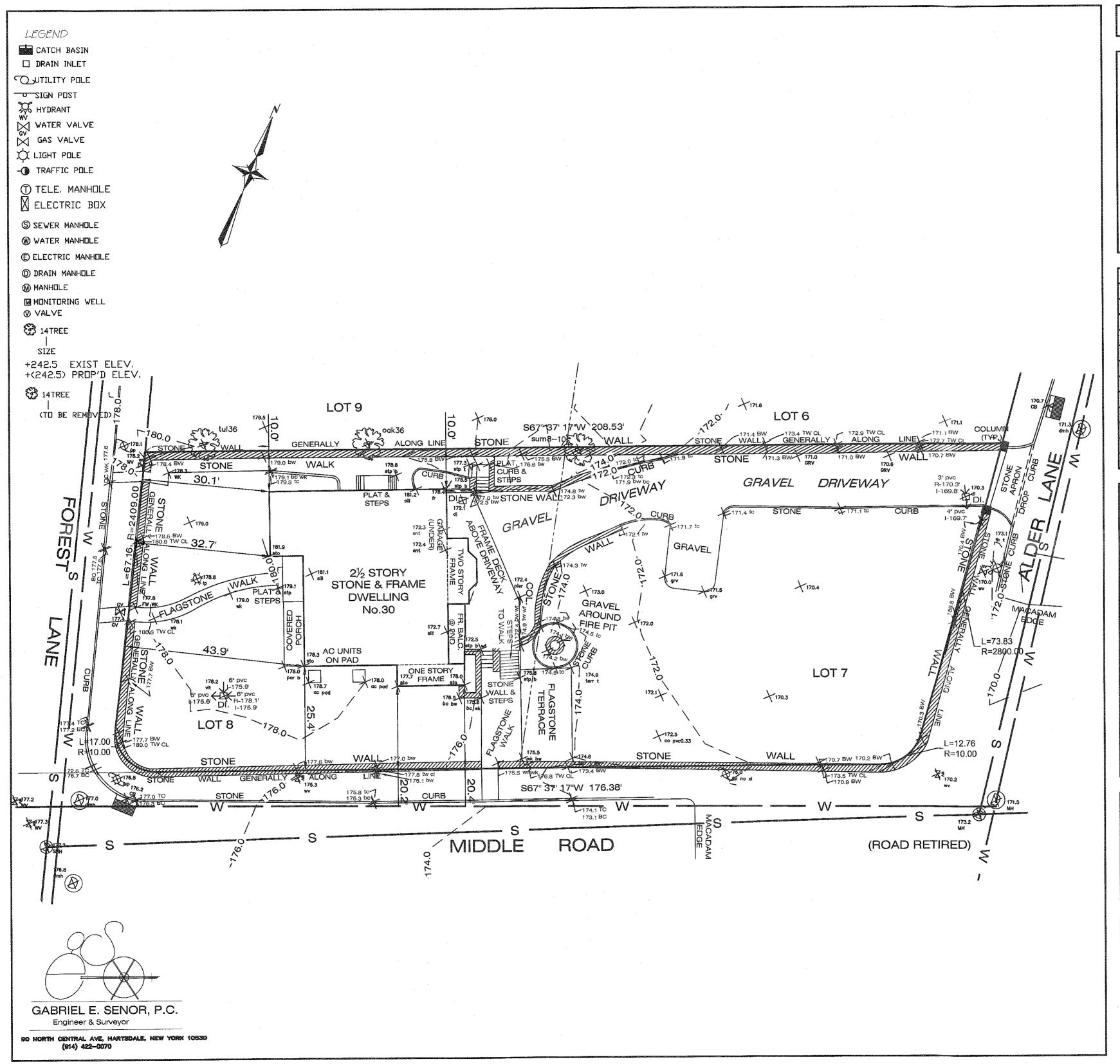
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REVISIONS Date Description Checked By

AS INDICATED 01.05.2024

SED/Permit/App. No. -



JOB NUMBER: RO.2849-7-7G

### NOTES:

Locations, sizes and descriptions of all utilities are based on field survey location of surface appurtenances and available record plate data. Same is subject to scale and method limitations. Exact location for existing service installations may require verification by the respective utility companies (call 800-962-7962) and by excavation. The location, material and size of existing underground improvements or encroachments hereon are not certified underground routing cannot be guaranteed. Exact connections for existing service installations may require verification by excavation or dye testing. Such tests will be subject to additional fee based on time. Underground utilities may not always follow a straight line between surface appurtenances and should be confirmed by excavation and the respective companies. Please note that there are usually no utility company records of the location of on-site utilities connections.

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REVISIONS							

TOPOGRAPHIC MAP
TAX LOT 8
BLOCK 4
No. 30 FOREST LANE
LOCATED IN THE
VILLAGE OF BRONXVILLE
TOWN OF EASTCHESTER

WESTCHESTER COUNTY, NEW YORK.

NOTE: CONTOUR ELEVATIONS ARE IN NAVD DATUM.

# GABRIEL E. SENOR, P.C

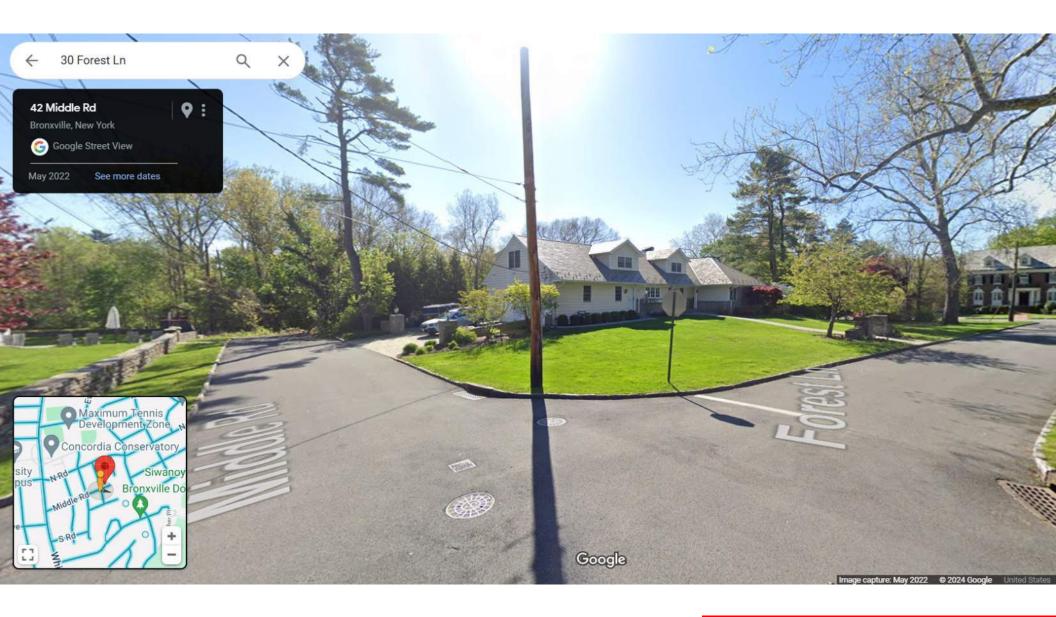
CONSULTING ENGINEER .LAND SURVEYORS
90 NORTH CENTRAL AVE., HARTSDALE, NEW YORK, 10530
(914) 422-0070 FAX 422-3009

Services on the second and the feet of the second s	∣ 8	Control to the second s	
TARITA ASSA DE CONTENTA DE PRESENTA DE CONTENTA DE CON		SCALE: 1" = 15'	
		DATE: DECEMBER 1, 2023	
		DRAWN BY: MCN.	CHECKED BY: ES.

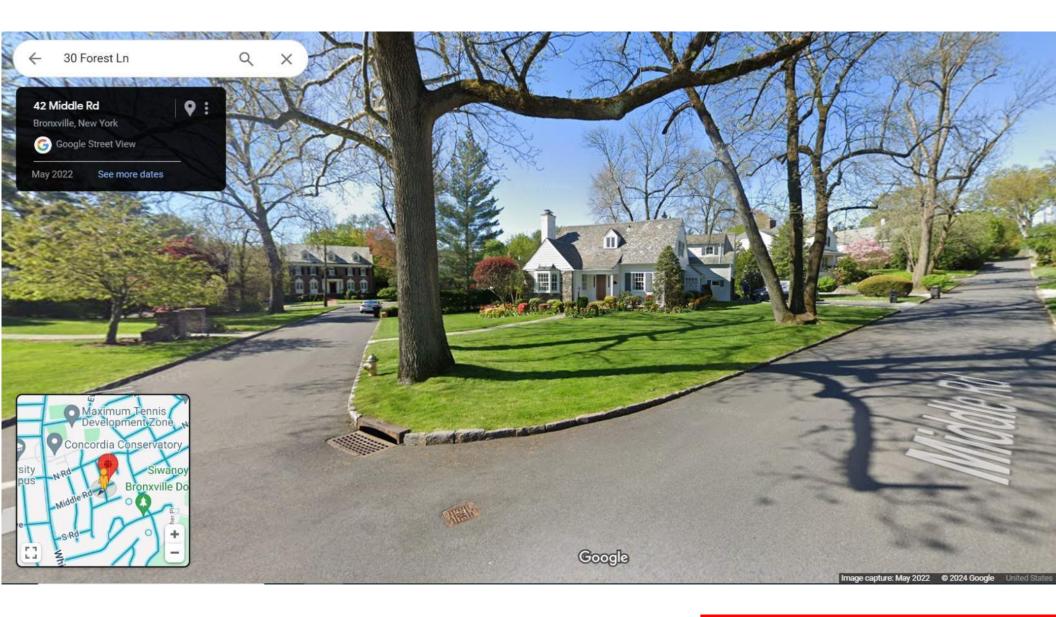




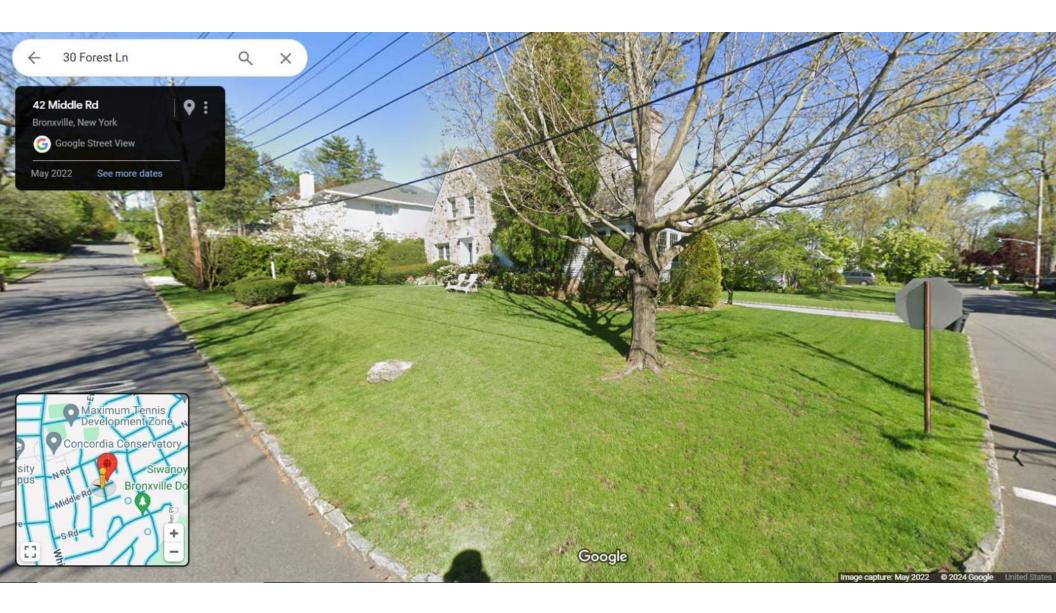
Google Streetview image looking toward subject property (**30 Forest Lane**)



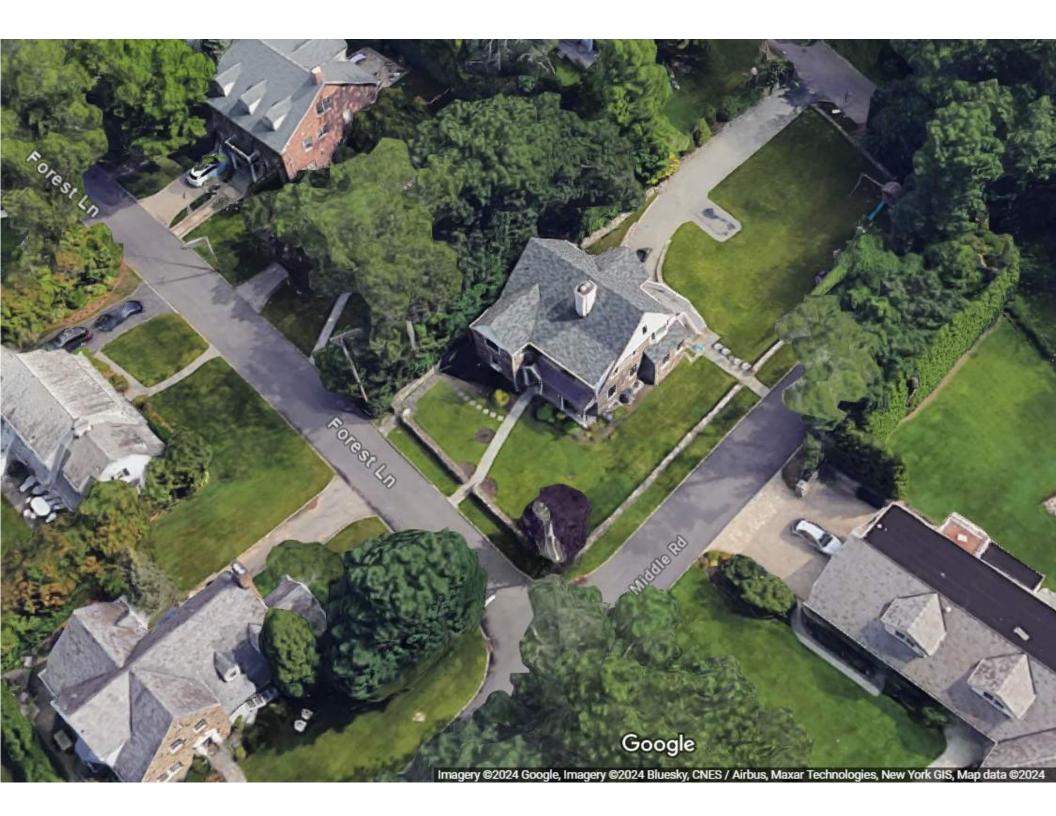
Google Streetview image looking toward neighboring property (20 Forest Lane)



Google Streetview image looking toward neighboring property (25 Forest Lane)



Google Streetview image looking toward neighboring property (31 Middle Road)

















**Zoning Board of Appeals** The Village of Bronxville 200 Pondfield Road Bronxville, NY 10708

Re: Variance application for 30 Forest Lane Bronxville, NY 10708

Dear Board Members,

We are current neighbors with the Marino family at 30 Forest Lane and are writing to express our full support for the variances under consideration by the Zoning board. Due to the flooding that occurs on Alder Lane we have repeatedly witnessed the extreme hardships and property damage the Marino family has endured since moving into their home in 2019.

We have reviewed the architectural drawings and have no objections to the proposed addition and renovations. We feel the aesthetic is keeping with that of the neighborhood and support any property changes that will alleviate the damage the flooding causes.

Regards,

Name: Cara Kurnan Address: 38 Forest Lane Bronxville, NY 10708

Dear Board Members,

Bronxville, NY 10708

We are current neighbors with the Marino family at 30 Forest Lane and are writing to express our full support for the variances under consideration by the Zoning board. Due to the flooding that occurs on Alder Lane we have repeatedly witnessed the extreme hardships and property damage the Marino family has endured since moving into their home in 2019.

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Regards,

Name: Kathaune grant Address: 31 Middle Road BronxvIIK, NY, 10708

**Zoning Board of Appeals** The Village of Bronxville 200 Pondfield Road Bronxville, NY 10708

Re: Variance application for 30 Forest Lane Bronxville, NY 10708

Dear Board Members,

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Regards,

Patricia + Regnard allan Name: Patricia Allen Address: Raymond Allen

25 Forest Lane Bronxuille, New York 10708

Dear Board Members,

We are current neighbors with the Marino family at 30 Forest Lane and are writing to express our full support for the variances under consideration by the Zoning board. Due to the flooding that occurs on Alder Lane we have repeatedly witnessed the extreme hardships and property damage the Marino family has endured since moving into their home in 2019.

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Regards,

Address:

Isseph M. Pokko SonThe 35 Fraest Land

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Regards,

Name: Jeanh Tren Address: 34 Forest Lane Bron XVIIIe NY 10708

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Regards,

Name Seur Formato Address: 35 Alder Lane

**Zoning Board of Appeals** The Village of Bronxville 200 Pondfield Road Bronxville, NY 10708

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Regards,

Name: CAITLIN Greetrex
Address: 20 Forest Lane

Branxville, NY 10708